

TASMAN ENGINEERING CONSULTANTS

STRUCTURAL CIVIL & GEOTECHNICAL ENGINEERS ABN 60 161 797 173
Structural
Civil
Geotechnical
Management

Merimbula Office: Office 1, Main Street Centre
62 Main Street Merimbula NSW
P.O. Box 79 Merimbula 2548
Ph: 02 6495 4776
Mob: 0408608150
E-mail: adam@tasmaneng.com.au

ARCHITECTURAL DESIGN ALTERATIONS AND ADDITIONS

JOB NUMBER : C-519
CLIENT : MILO CLOUSTON & HEIDI CLEMMENSEN
ADDRESS : LOT 79, DP259857
3 GORDON CRESCENT
SMITHS LAKE
NSW 2428



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Revision	Date	Comments
.	20.10.25	Issued For DA Approval
A	13.11.25	Amendmendt to Council Comments

Specification for the Construction of a Dwelling

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1/ GENERAL

All work to comply with the building code of Australia and relevant Australian Standards.

Builder to ensure all fees, insurances and charges are paid prior to construction.

Builder to insure against workers comp. fire and tempest, public risk for duration of contract.

The builder to provide all materials, labour and equipment as per the contract.

Variations to work are to be priced and approved prior to the alterations being carried out.

Builder to ensure all plans are true and correct. Any ommissions which is part of proper construction and / or finish is to be considered as shown or specified and be duly carried out as part of contract.

A current legible copy of the plans bearing consent authorities approval stamp to be available on site at all times.

2/ TEMPORARY SERVICES

The builder is to provide temporary toilet, power supply and site shed for the duration of the works.

The costs of power and water to be paid by owner.

3/ SET OUT

Builder/surveyor to set out the building in accordance withthe plans ensuring building is contained within the site complying with setback requirements.

4/ EXCAVATOR

Excavate all trenches, piers ect. to minimum dimensions and depths to secure solid even bearing throughout similar strata.

Bottom of footing to be level and stepped as necessary.

Rock, requireing removal is considered an extra to the contract. Owner to be notified prior to removal and charged at cubic metre rate.

5/ CONCRETOR

General. All structural concrete to be pre mixed in compliance with AS1379 to minimum 20Mpa and max 75mm slump.

Or as per engineers details.

All concrete to be placed and compacted by approved measures.

Footing; All piers and strip footings to be as per size nominated on drawings. Min 50mm cover to trench mesh.

Concrete Floors and Paths; as nominated on plans or to engineers details.

6/ BRICKLAYER

Bricks

All bricks to comply with AS 1225, AS 1653 ASA 1500

Sand

To be sharp and clean and free from impurities.

Mortar

1 part cement 3 parts sand

Lime

1 part Lime 3 parts sand

Composit

1 part cement 1 lime 6 sand

Laying

All bricks are to be properly bonded, laid on full mortar bed and perps filled.

Piers to be solid grout each course. All work to be true and plumb to even guage.

Piers sleeper

Minimum 200x200 up to 1500 above footing. 350x350 lower portion.

Piers engaged

Minimum 200x90 tied to wall every 4 courses.

Veneer walls

Construct with minimum 25mmmm to max 50mm cavity off frame.

Cavity Walls

Two leaves with minimum 90mm bricks with minimum 25 to max 50mm cavity.

Build in stainless or plastic wall ties on 450x600 grid. Cavities and weep holes to be kept clear and free from mortar droppings.

Flush mortar with brick to internal face.

Floor level

Provide ground clearance and sub floor ventilation in accordance with termite prevention measures.

Sub floor access

provide sub floor access door in external base where possible, 900mm wide x max height to 2040mm.

Sills

Allow brick on edge to all windows and doors.

Dampcourse

Provide continious run of approved dampcourse to full width of brickwork underside of bearer.

Vermn Proofing

Install 13mm Galv.Mesh bird wire built into brickwork and tied to frame.

Weep Holes

Leave perpend joints open in brick walls every 600mm located over flashing to exposed openings.

To retaining and fender walls ect.

Cleaning

All brick work to be cleaned down with trowel or wire brush. Clean all exposed brickwork with diluted spirit of salts or approved cleaner. Flush off with clean water.

7/ CARPENTER

Generally

All timber to comply appropriate Australian Standards. All timber to be class specified. Straight grained and free from defects.

Scantling to be in long lengths, cut to accurate lengths and joints to be securely fixed.

Store and handling

All materials to be properly stored that will not effect its performance when fabricated.

Tiedown & Bracing

All framing and construction techniques to be in accordance with AS 1684. or to engineers details.

To AS 1170.1, 1170.2 and AS 4055 or specified by engineer.

Manhole;

Trim between ceiling members for minimum 750 x550 manhole. Line opening and provide suitable cover.

Eaves & Soffit

project rafters / trimmers and fit fascia / barges to form eaves and line as nominated on drawings.

8/ FLOORING

Sheet Flooring

Provide first quality sheet flooring. Fixed in accordance with suppliers instructions

T&G strip

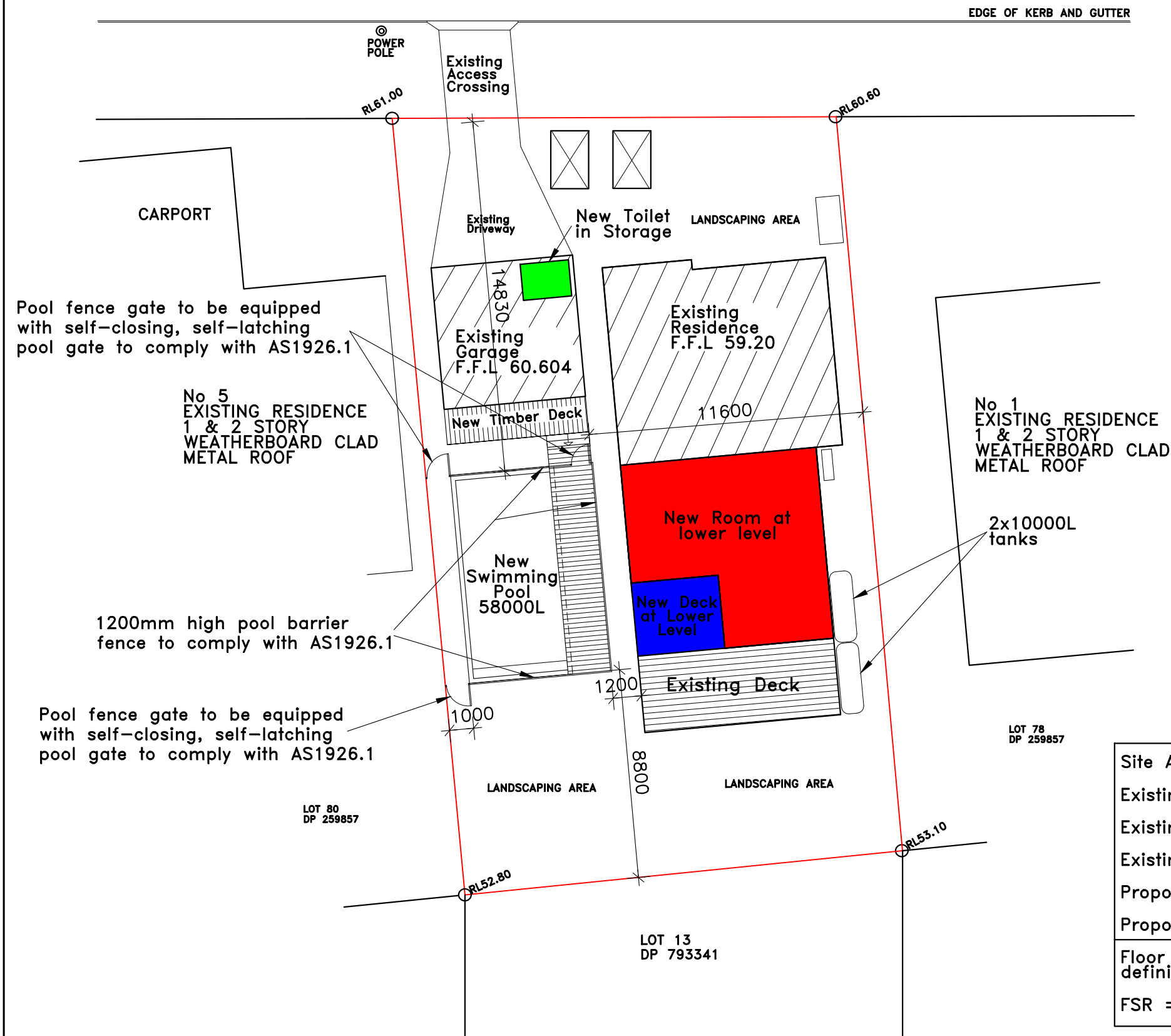
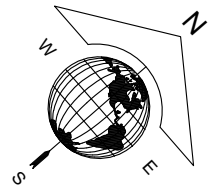
All flooring to be seasoned and stored on site to preserve required moisture content.

Laid straight and parrallel, securely fitted and cramped.

9/ ROOFER	
Tile Roof	Cover roof of building with first quality approved tiles as selected. Fix battens as per AS 2050. Cover hips and ridges with capping pieces. Caps and verges to be well bedded on lime mortar neatly pointed with coloured grout.
Concrete tiles	to AS 1757 and AS 1758 and fixed to AS 2050
Terra Cotta	to AS 2049 and fixed to AS 2050
Metal Roofing	Provide selected material and fix to AS 1562
10/ STEELWORKER	
Lintels;	All steel to be prime coated mild steel or hot dipped galvanised finish with in proximity of sea front. Min 110mm end bearing on brickwork. Angle to have long web standing.
Structural;	All steelwork is to be fabricated as per theengineers details.
11/ ELECTRICIAN	
Provide all labour and materails to carry out the nominated works inaccordance with Australian Standards and local electricity authority.	
12/ WALL CLADDING	
Provide selected wall cladding materials fixed in accordance with manufacturers instruction to Australian Standards.	
13/ INTERNAL LININGS	
All internal walls and ceilings are to be lined with gypsum plasterboard sheeting unless specified otherwise and fixed in accordance with manufacturers details. All wet areas are to be lined with selected resistant sheet.	
14/ WET AREA SEALS	
All wet area rooms are to be flashed and sealed to AS 3740	
15/ INSULATION	
Supply and install insulation and or vapour barrier as nominated on drawings and install to manufacturers recomendations.	
16/ JOINER– FIX OUT	
General fix out;	All materials tobe seasoned, durable and free from defects. Accurately cut and scribed and securely fitted.
Kitchen Cupboards;	Provide properly constructed cupboard units. Securely fix in position. Hard to walls and floors as plan.
Built in Cupboards;	Frame up and fix cupboards in position as plan.
Prime Cost Items	Install items in accordance with manufacturers instructions.
17/ WINDOWS	
Provide windows and doors as per plan. fabricated to AS 1540 & AS 2047. Installed inaccordance with manufacturers instructions.	
18/ PLUMBER	
General;	All work is to be carried out by qualified trades people to best work practices.
Gutters;	Install selected style/finish. Set to fall to down pipes and secure with brackets at recomended spacings.
Down Pipes;	Provide and install nominated down pipes and connect to storm water drain's to AS3500
Valleys and Flashings;	Provide valley flashings in accordance with AS 3500. Flash all flues, stacks and vents with manufactured units or folded metal trays.
Sanitary Plumbing;	Provide waste traps and connect fixtures and floor wastes to drain in accordance withlocal authority. Or provide dry floor waste to wet areas to disperse outside of building.
Water services;	Provide approved pipe from meter to building. Extend copper pipe to all fixtures and minimum 2 garden taps.
Gas Services;	Provide LPG or natural gas lines from supply to selected appliances. All work to be carried out by licensed gas fitte in accordance with work cover regulations.
19/ DRAINER	
General;	No drainpipes are to be taken through footings. Trenches parrallel to footings are to be min. 600 clear.
Sewered Areas;	Provide drainage system from all fixtures and fittings in sewer type PVC and connect to sewer main in accordance with local authority.
Septic Areas;	Provide drainage system from all fixtures and fittings in sewer type PVC and connect to approved on site septic system in accordance with local authority.
Storm water;	Provide storm water disposal to roof in accordance with AS 3500 by nominated down pipes into min 90mm dia. PVC drain as plan to authorities pipe or approved reuse/disposal method
20/ TILER	
Provide firstv quality floor and wall tilesas selected to nominated areas. Fix all tiles to clean surfaces with approved adhesives.	
21/ PAINTER	
All paints, Stains, Varnishes as selected to be quality single brand or as recomended by manufacturer.	
All external timber to be treated with approved preservative and or prime painted prior to erection.All surfaces to be sealed and finished as per manufacturers recommendations.	
22/ GLAZIER	
Glazing to be carried out in accordance with AS 1288 and AS 2208.	
23/ FLOOR FINISHING	
Floor Boards where required are to be machine sanded to a smooth surface and finished with minimum 2 coats of clear liquid plastic.	
Sheet flooring to have all peaks removed and sanded flat.	
24/ FENCING	
Provide fencing as nominated on plans. Pailing fence to be as height nominated and comprise 125x75 posts set in concrete, 2 rows 75x50 rails housed into posts, 200x25 plinth board and 100mm pailings. Creosote posts prior to standing. Double nail pailings.	
25/ LANDSCAPER	
Site to be left clear, free from debris and scraped level.	
26/ COMPLETION	
Prior to hand over, the builder is to ensure that every trade has completed their task, All mechanisms are operating satisfactorily.	
Gutters and drains are clean and running freely. Clean out premises, remove rubbish, clean all glass surfaces, fittings ect.	

Revision	Date	Comments	General Specification		Tasman Engineering Consultants STRUCTURAL, CIVIL, GEOTECHNICAL ENGINEERS BUILDING DESIGNERS Office 1, Main Street Centre, 62 Main Street, Merimbula NSW 2548 Tel: 02 64954776 Mob: 0408 608 150 Email: adam@tasmaneng.com.au		Client Milo Clouston & Heidi Clemmensen		Project Lot 79, DP259857 3 Gordon Crescent Smith Lake, NSW, 2428			
.	20.10.2025	Issued For DA Approval										
							Drawn AJH	Date October 2025				
							Scale nts	Size A3	Job No. C-519	Sheet 01	of 11	Rev .

GORDON CRESCENT
(BITUMEN SEAL)



GENERAL NOTES:

1. No easements are shown on the current title that affect the proposed works.
2. Pool and associated works have been designed having regard to Great Lakes Local Environmental Plan 2014 and Great Lakes Development Control Plan 2014, including pool/barrier safety and privacy provisions.
3. BASIX rainwater tank capacity and connected fixtures are in accordance with the BASIX certificate.
4. Garden tap will be located within 10m of pool and connected to tanked/reticulated supply.
5. Roof and hardstand drainage to be collected and discharged to Council's approved stormwater system in accordance with MidCoast Council requirements.
6. Floor areas and FSR calculated with reference to the 'gross floor area' definition in Great Lakes LEP 2014.

POOL PUMP & FILTER WITHIN ACOUSTIC ENCLOSURE

1. Pool pump/filtration equipment is to be installed within a sound-attenuated enclosure so that noise complies with MidCoast Council noise criteria at property boundaries and nearby dwellings. Pump will be located underneath new deck adjacent to pool.
2. Pool filtration/recirculation system is to comply with AS 1926.3 - Swimming pool safety, Part 3: Water recirculation systems (current applicable edition).

Site Area = 590.00m ²
Existing Upper Level Gross Area (GFA) = 121.30m ²
Existing Storage Room Under Garage Gross Area (GFA) = 31.60m ²
Existing Garage Gross Area (GFA) = 31.60m ²
Proposed Lower Level Gross Area (GFA) = 48.80m ²
Proposed Total Level Gross Area (GFA) = (121.3+48.80+31.60)m ² = 201.7m ²
Floor areas and FSR calculated with reference to gross floor area (GFA) definition in Great Lakes LEP 2014.
FSR = 201.70m ² /590m ² = 0.34 : 1.0

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.	20.10.2025	Issued For DA Approval
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Location Plan

Tasman Engineering Consultants
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BUILDING DESIGNERS
Office 1, Main Street Centre,
62 Main Street, Merimbula NSW 2548
Tel: 02 64954776 Mob: 0408 608 150 Email: adam@tasmaneng.com.au

Client Milo Clouston & Heidi Clemmensen
Drawn AJH Date October 2025
Scale 1:200 Size A3

Project Lot 79, DP259857
3 Gordon Crescent
Smith Lake, NSW, 2428
Job No. C-519 Sheet 02 of 11 Rev A



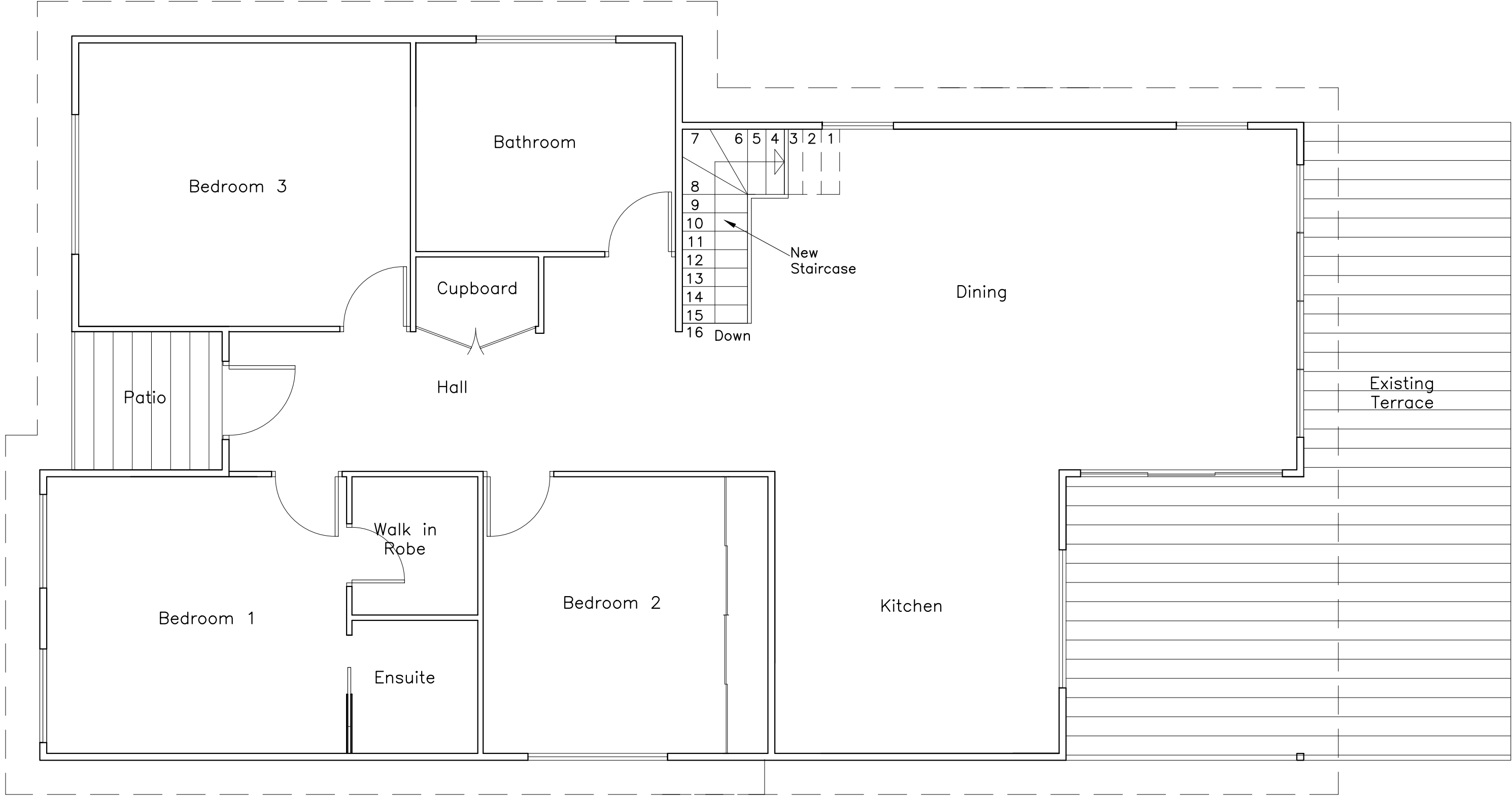
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Existing Upper Floor Plan

Tasman Engineering Consultants
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BUILDING DESIGNERS
Office 1, Main Street Centre,
62 Main Street, Merimbula NSW 2548
Tel: 02 64954776 Mob: 0408 608 150 Email: adam@tasmaneng.com.au

Client		Milo Clouston & Heidi Clemmensen	
Drawn	AJH	Date	October 2025
Scale	1:50	Size	A3

Project		Lot 79, DP259857 3 Gordon Crescent Smith Lake, NSW, 2428	
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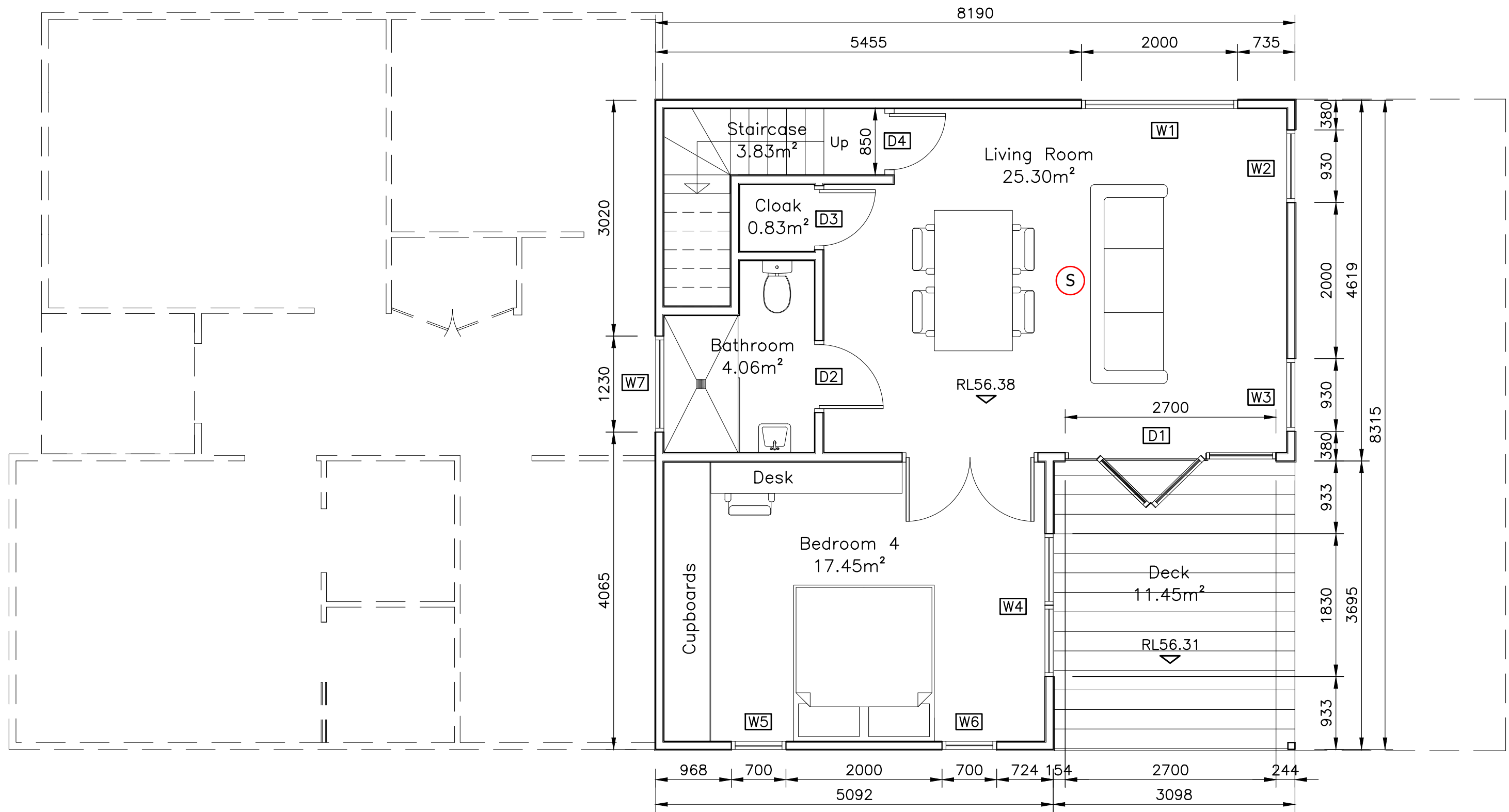
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Proposed Upper Floor Plan

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Drawn	AJH	Date October 2025
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Project	Lot 79, DP259857 3 Gordon Crescent Smith Lake, NSW, 2428		
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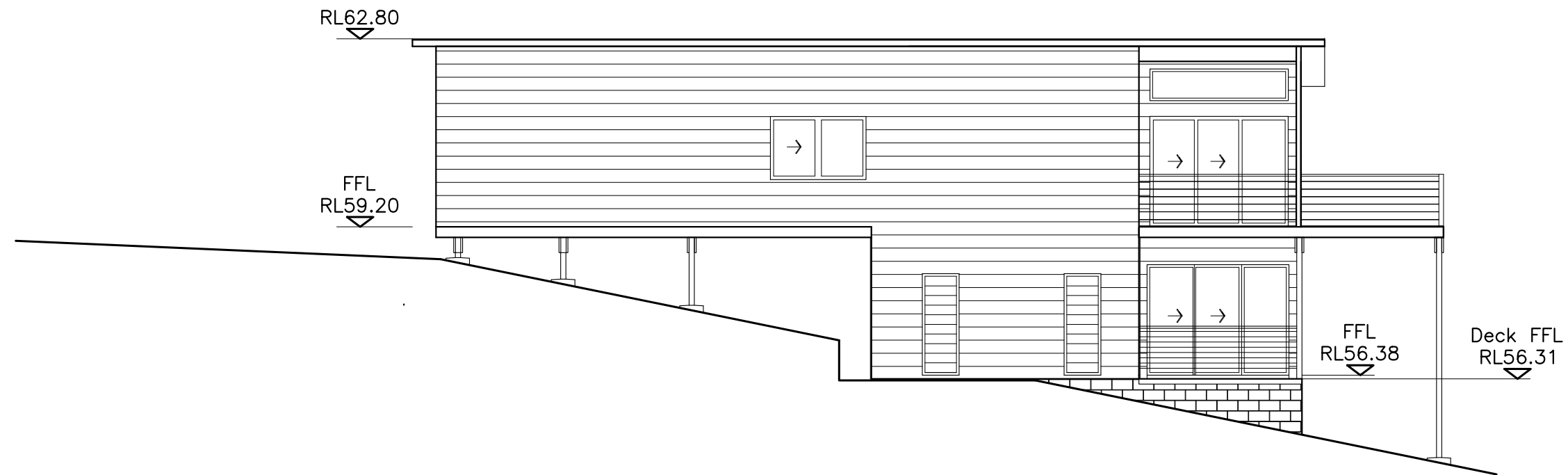
Window Schedule:			
Name	Description	Height	Width
W1	Fixed	500	2000
W2	Louvre	1930	930
W3	Louvre	1930	930
W4	Louvre	1930	1830
W5	Louvre	1930	700
W6	Louvre	1930	700
W7	Frosted Sliding	530	1230

Door Schedule:			
Name	Description	Height	Width
D1	Folding with fixed panel	2050	2700
D2	Timber Interior	2050	820
D3	Timber Interior	2050	720
D4	Timber Interior	2050	820

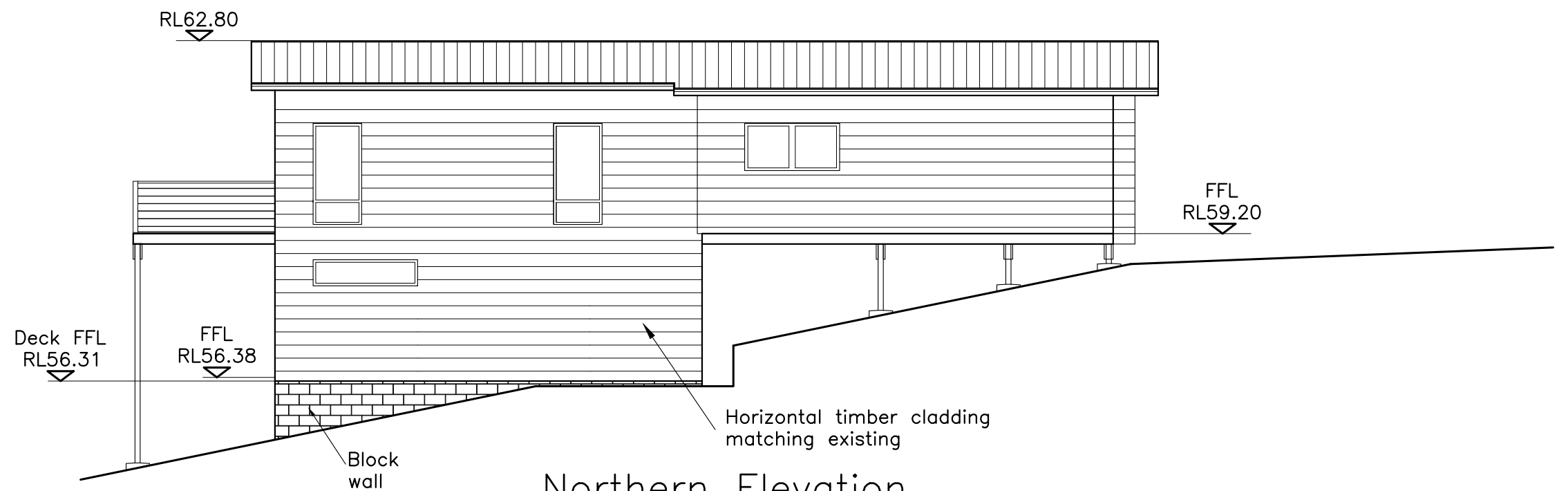
Revision	Date	Comments
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Proposed Lower Floor Plan			
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	Drawn AJH	Date October 2025			
	Scale 1:50	Size A3	Job No. C-519	Sheet 05 of 11	Rev .



Southern Elevation



Northern Elevation

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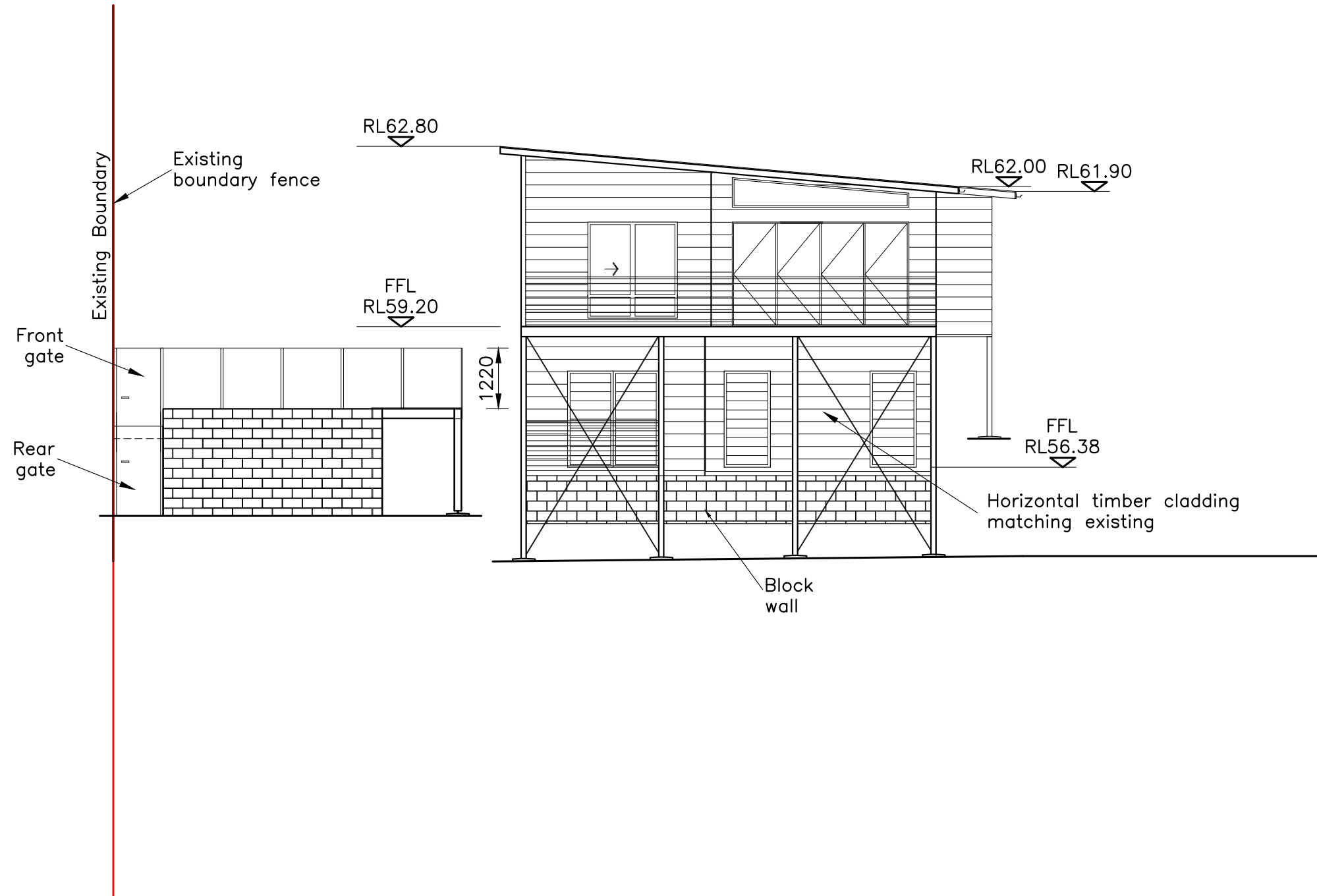
Southern and Northern Elevations

Tasman Engineering Consultants
 STRUCTURAL, CIVIL, GEOTECHNICAL ENGINEERS
 BUILDING DESIGNERS
 Office 1, Main Street Centre,
 62 Main Street, Merimbula NSW 2548
 Tel: 02 64954776 Mob: 0408 608 150 Email: adam@tasmaneng.com.au

Client **Milo Clouston & Heidi Clemmensen**
 Drawn AJH Date October 2025
 Scale 1:100 Size A3

Project **Lot 79, DP259857
 3 Gordon Crescent
 Smith Lake, NSW, 2428**

Job No. **C-519** Sheet **07** of **11** Rev **A**



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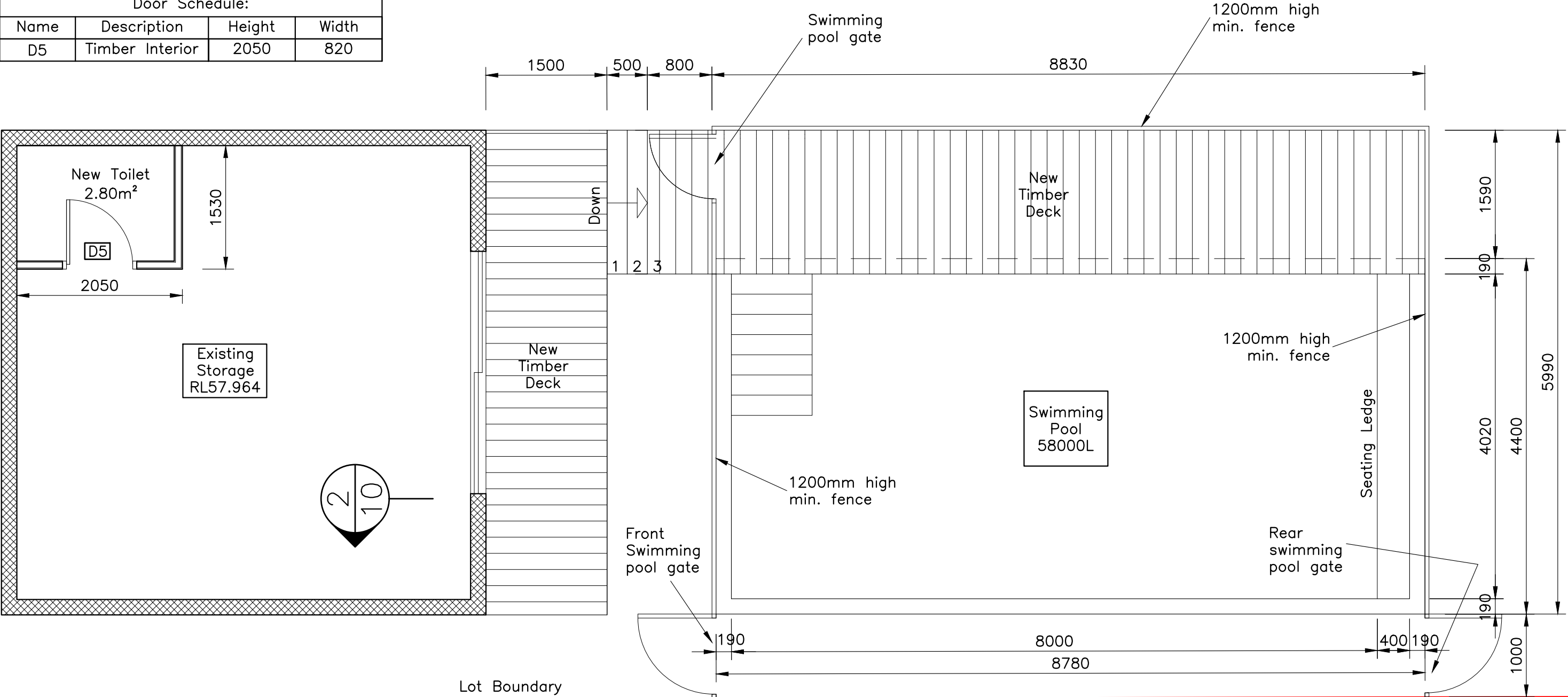
Eastern Elevation

Tasman Engineering Consultants
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Drawn **AJH** Date **October 2025**
Scale **1:100** Size **A3**

Project **Lot 79, DP259857
3 Gordon Crescent
Smith Lake, NSW, 2428**
Job No. **C-519** Sheet **08** of **11** Rev **A**

Door Schedule:			
Name	Description	Height	Width
D5	Timber Interior	2050	820



Pool Fencing Requirements:

1. All pool fencing and gates shall comply with as 1926.1–2023 “Swimming Pool Safety”.
2. Minimum fence height to be 1200mm above finished ground level.
3. Non-climbable zone (ncz) of 900mm minimum to be provided around the outer face of the fence and above the gate latch area.
4. Pool gates to be self-closing and self-latching, opening away from the pool.
5. Gate latch to be located not less than 1500mm above finished ground level.
6. Where boundary fencing forms part of the pool enclosure, it shall also comply with as 1926.1–2023 and be non-climbable from the outside.
7. All pool barriers to be installed and certified prior to the pool being filled with water.

Boundary Fencing:

1. Existing boundary fences to be retained unless otherwise noted.
2. Any new or replacement fences to be constructed to a minimum height of 1800 mm and in accordance with council dcp requirements.
3. Where boundary fence is used as part of the pool enclosure, ensure horizontal rails or footholds are located on the pool side only.

Privacy and Compliance Notes:

1. Privacy screens to comply with nsw sepp (housing) 2021 – min. 1.6m high opaque or fixed-louvre screen where overlooking occurs within 9m of a neighbouring dwelling.
2. All fencing and gates to be constructed in accordance with the swimming pools act 1992, as 1926.1–2023, and midcoast council development control plan requirements.
3. Final fence and gate locations to be verified on site prior to occupation certificate issue.

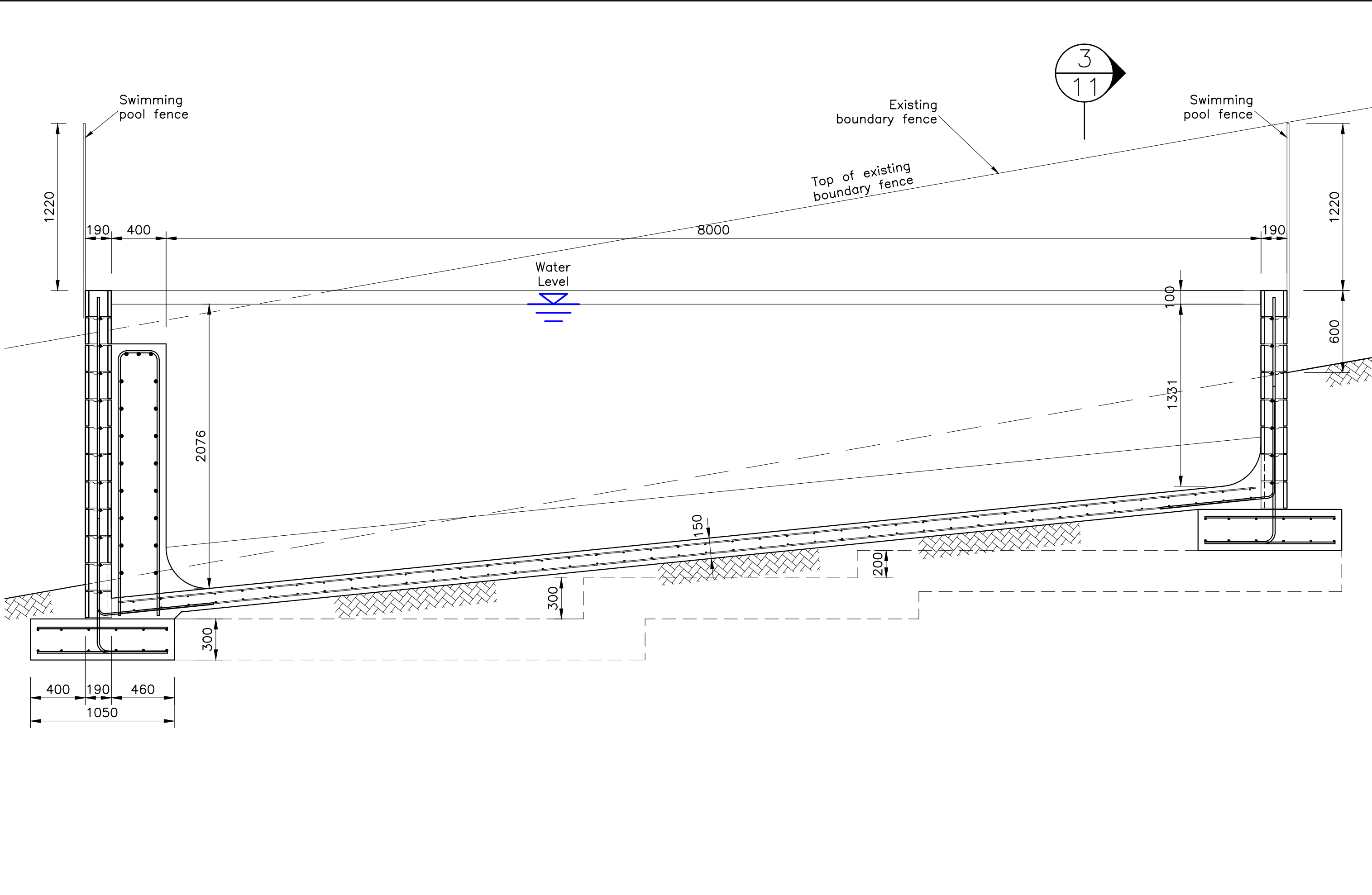
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Plan Showing Swimming Pool and Alterations to Storage

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62 Main Street, Merimbula NSW 2548
Tel: 02 64954776 Mob: 0408 608 150 Email: adam@tasmaneng.com.au

Client **Milo Clouston & Heidi Clemmensen**
Drawn **AJH** Date **October 2025**
Scale **1:50** Size **A3**

Project **Lot 79, DP259857
3 Gordon Crescent
Smith Lake, NSW, 2428**
Job No. **C-519** Sheet **09** of **11** Rev **A**



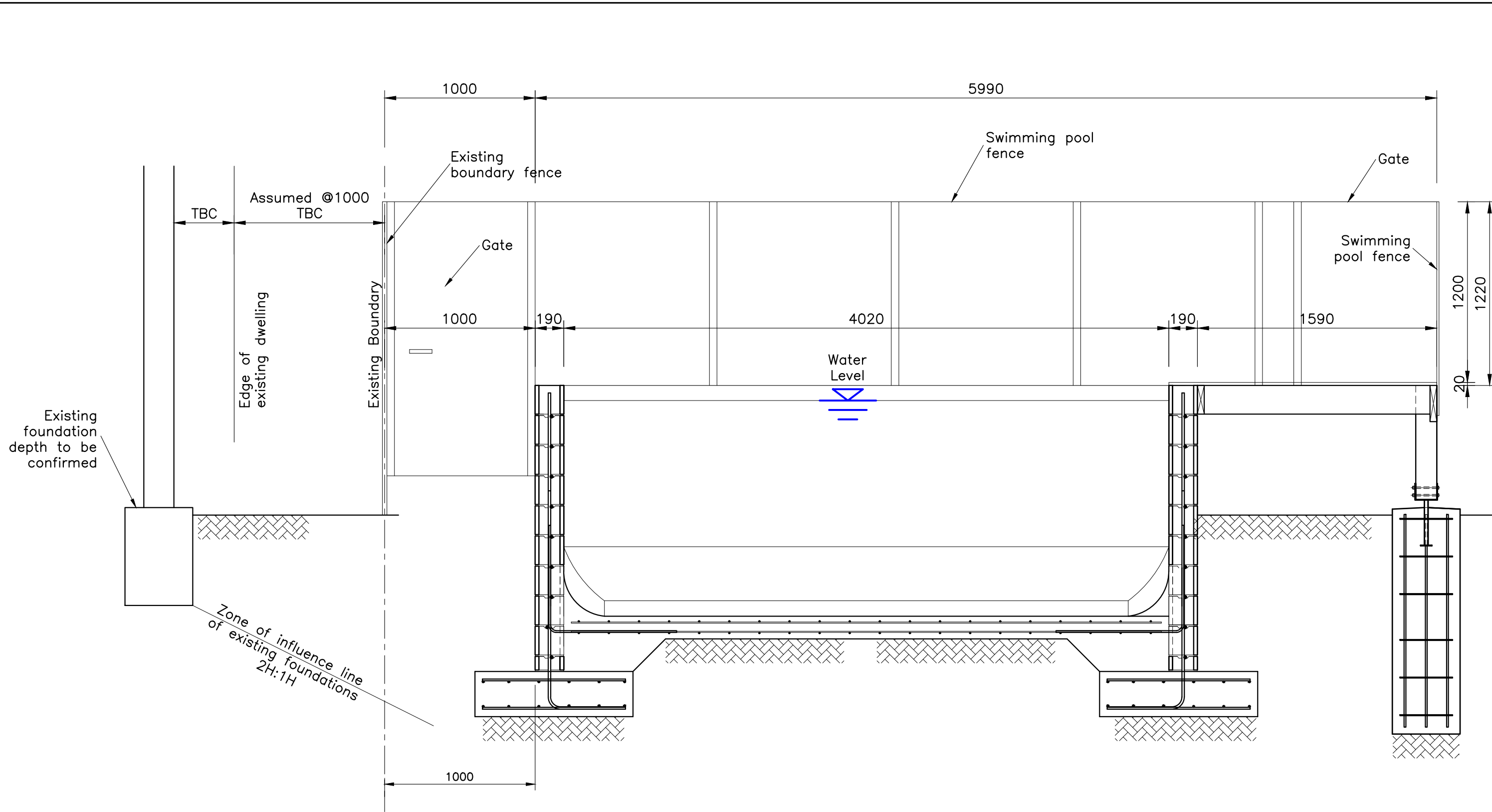
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Swimming Pool
Section 2

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Tel: 02 64954776 Mob: 0408 608 150 Email: adam@tasmaneng.com.au

Client	Milo Clouston & Heidi Clemmensen	
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Project	Lot 79, DP259857 3 Gordon Crescent Smith Lake, NSW, 2428		
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Swimming Pool
Section 3

Tasman Engineering Consultants
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BASIX™ Certificate

Building Sustainability Index

www.planningportal.nsw.gov.au/development-and-assessment/basix

Alterations and Additions

Certificate number: A1820220

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary

Date of issue: Tuesday, 04 November 2025

To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address

Project name	C-519
Street address	3 GORDON Crescent SMITHS LAKE 2428
Local Government Area	Mid-Coast Council
Plan type and number	Deposited Plan DP259857
Lot number	79
Section number	-

Project type

Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and includes a pool (and/or spa).
N/A	N/A

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name: TASMAN ENGINEERING CONSULTANTS

ABN (if applicable): 60 161 797 173

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 2712.5 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rainwater runoff from at least 20 square metres of roof area.		✓	✓
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.		✓	✓
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 58 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must not incorporate any heating system for the swimming pool that is part of this development.		✓	✓

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements					
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.			✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications			
concrete slab on ground floor.	nil	N/A			
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W1	N	1	0	0	none	aluminium, double Lo- Tsol/air gap/ clear, (U-value: 4.9, SHGC: 0.33)			
W2	E	1.8	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W3	E	1.8	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W4	E	3.53	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W5	S	1.35	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W6	S	1.35	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W7	W	0.65	0	0	eave/ verandah/ pergola/balcony >=900 mm	aluminium, double Lo- Tsol/air gap/ clear, (U-value: 4.9, SHGC: 0.33)			
D1	S	5.54	0	0	eave/ verandah/ pergola/balcony >=900 mm	aluminium, double Lo- Tsol/air gap/ clear, (U-value: 4.9, SHGC: 0.33)			

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a  in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a  in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a  in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.